

# SPENCE WILLARD



2 Binfield Cottages, Mill Lane, Binfield, Nr Newport, Isle of Wight

# *A great opportunity to acquire an attractive rural cottage sat in 2 acres of land with development potential (subject to planning)*

VIEWING

COWES@SPENCEWILLARD.CO.UK 01983 200880 WWW.SPENCEWILLARD.CO.UK



## **2 Binfield Cottages**

The property occupies a unique rural position and short walk to the Island Marina. The surrounding area provides a variety of both country and coastal walks. A regular bus route joins Binfield to Newport and Wootton

The property is situated at the head of Mill Lane, a quiet cul-de-sac leading down to the Island Marina. The property boasts ample off road parking for up to 8 cars, a variety of outbuildings including two stable blocks, sand school (currently grassed over) large barn with mezzanine floor, large play tunnel and two storage trailers with power. Two acres of well maintained grassland.

The property benefits from gas central heating with panelled radiators and double glazed throughout.

The property would appeal to a variety of purchasers including those looking for a main home with an equestrian interest or small holding or as a development opportunity.

### **Accommodation**

#### **Entrance Hall through to:**

**Living Room** Traditional style cottage living room with open fire and exposed wooden floor.

**Kitchen/Diner** A variety of fitted base units, wall shelving and built in cupboard. Tiled flooring throughout. Traditional wooden worksurfaces, butler sink and drainer. Five ring gas range cooker, space for freestanding fridge and freezer units. Ample space for table and chairs.

**Garden Room** Large open space overlooking the garden with both patio doors and barn door fitted. Natural sandstone flooring. Utility area with plumbing for washing machine.

**Bathroom** Mostly tiled, bath with overhead shower and glass screen. Wash hand basin with vanity unit. WC and heated towel rail.

### **FIRST FLOOR**

**Landing to Bedroom 1** Spacious double bedroom with local countryside views. Walk in storage cupboard, exposed wooden floor.

**Bedroom 2** Double bedroom with room for free standing wardrobe. Views over the garden and fields.

**Bedroom 3** Small single bedroom, currently set up as an office with desk and

shelving.

Outside To the front of the property is ample parking for multiple cars and additional parking to the rear of the property near to the barn. Enclosed rear garden with patio, lawned area with variety of mature plants and shrubs. Insulated summer house with power and lighting. Broadband fibre optic connection available both in the property and externally for multiple connections.

Access through to

Utility Block space for washing machine and dryer, three WC's one shower, and wash hand basin.

Barn Large barn with large double doors and side pedestrian access. Concrete flooring, power and light. Work bench. Mezzanine floor for additional storage.

Poly Tunnel Large spacious poly tunnel, with ample room for pants and vegetables and undercover preparation area.

Stable Block & Sand School Two stable blocks with concrete flooring and power. Sand school that has been allowed to grass over. External mains water feed.

Wood Store covered log store with additional storage facilities.

Fields Well maintained, water supply available. Stock fencing and naturally growing hedge line throughout boundary.

Trailers two original trailers, both with power, currently used as additional storage.

Services Mains water, electricity and drainage. Gas central heating via panelled radiators.

EPC Rating E

Tenure Freehold

Council Tax Band C

Postcode PO30 2LA

Viewings All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



**2 Binfield Cottages, Mill Lane Binfield, PO30 2LA**  
 Approximate Gross Internal Area  
 1938 sq ft - 180 sq m



SPENCEWILLARD.CO.UK

**IMPORTANT NOTICE:** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice